

TO LET PROMINENT OFFICE BLOCK WITH PARKING

Eddisons



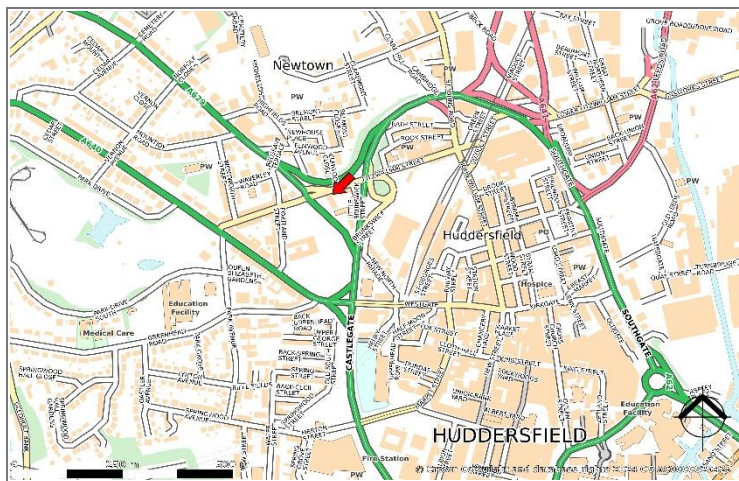
OAK HOUSE, 89 FITZWILLIAM STREET, HUDDERSFIELD, HD1 5LG

RENTAL ON APPLICATION

- Highly prominent position on outskirts of town centre.
- Dedicated parking on site including garage.
- Suitable for a variety of purposes (STP).

AVAILABLE SPACE

353.31m² (3,803sq ft)



LOCATION

The property is prominently located on Fitzwilliam Street/New North Road being approximately ½ mile from Huddersfield town centre and approximately 2 miles from the M62. Both Fitzwilliam Street and New North Road lead onto Castlegate (A62) ring road.

Huddersfield train station is located 1 mile away with Aldi Kingsgate Shopping Centre, Sainsburys and The Range all within close proximity.

DESCRIPTION

The property comprises of an attractive three storey plus basement, stone built office block under a pitched tiled roof.

The premises comprises of both open plan and private offices with partitioned out staff/WC facilities. The property benefits from carpeted flooring, painted and plastered walls, gas central heating, WC facilities on each floor and useful basement storage.

UNIT	M ²	SQ FT
Ground floor	102.57	1,104
First floor	91.32	983
Second	55.74	600
Basement	103.68	1,116
Total approx. NIA	353.31	3,803

Externally the building benefits from dedicated parking of c8 spaces as well as an additional 2 cars in the garage.

RATEABLE VALUE

Description / Offices and Premises

Rateable value / £20,750

EPC

The property has an Energy Performance Asset rating of **C**. Further information is available on request.

VAT

Prices and rental are exclusive of VAT if chargeable.

TERMS

The property is available to let on a new full repairing and insuring basis on terms to be agreed.

Rental on application.

LEGAL COSTS

The ingoing tenant will be responsible for both parties legal costs incurred in this transaction.

VIEWING

By prior arrangement with the agents:

Eddisons
Tel / 01274 734101
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SUBJECT TO CONTRACT
FILE REF / 731.4575A (1223385)

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